

# North Cadbury & Yarlington Neighbourhood Plan



*Welcome to the Options Consultation at the Virtual Village Hall*





# MOVING THROUGH THE PRESENTATION

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We hope you find the presentation informative

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# What is a Neighbourhood Plan and why is it important?

- It considers what development (new buildings and infrastructure) is needed in the years ahead
- It sets the policy framework for making planning decisions (alongside the more strategic Local Plan) – planning officers and the planning committee must legally make their decision in accordance with the plan, unless there are over-riding material considerations
- It is developed by local people, and voted in by local people – so it really does reflect local opinions as far as it possibly can
- It helps us work out in more detail how the Local Plan policies for our area should be interpreted (more on that in the next few slides...)

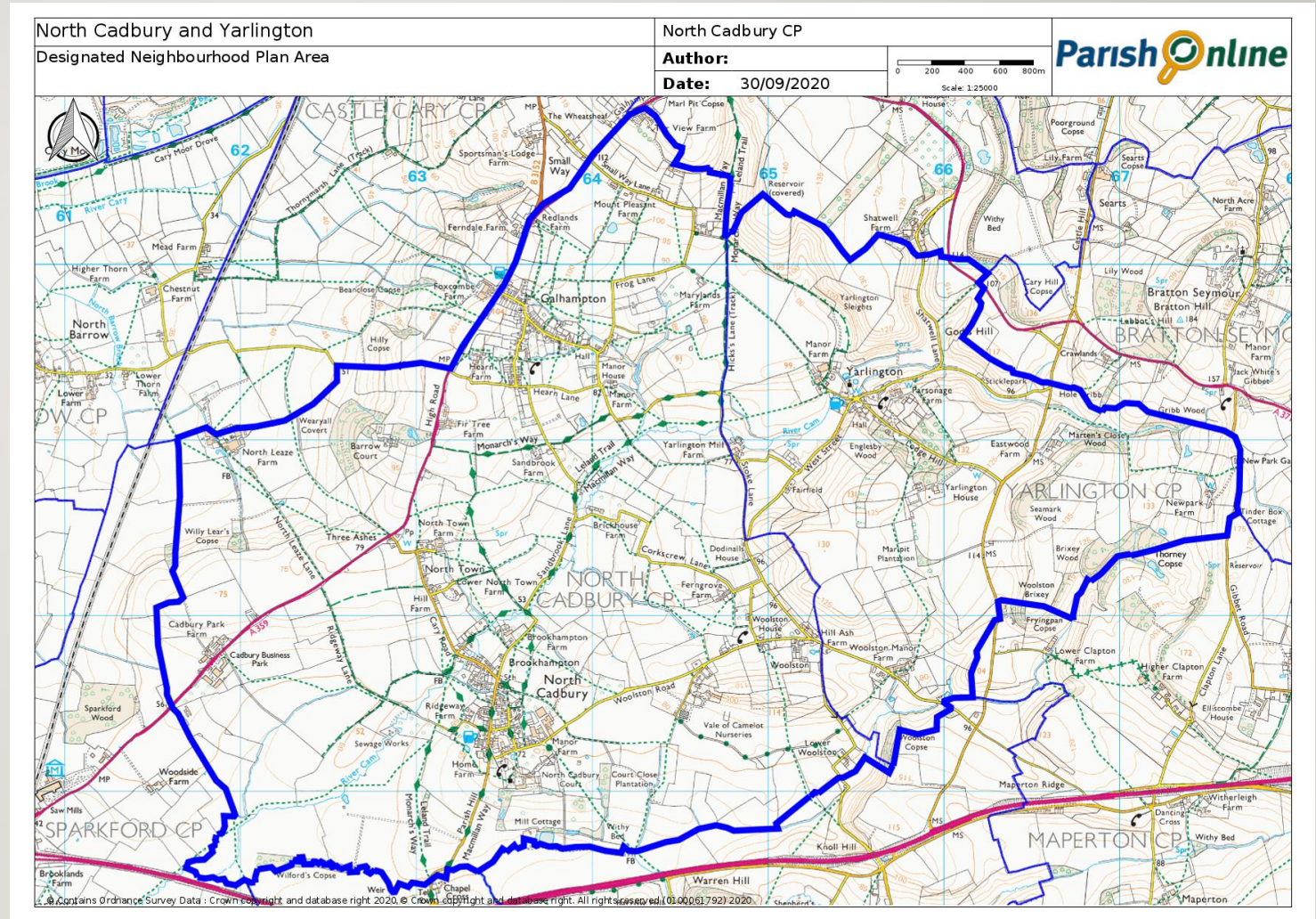






# The Neighbourhood Plan Area

- Covers the whole of the Parish Council area (about 6 square miles)
- Includes:
  - North Cadbury
  - Cadbury Business Park
  - Woolston
  - Yarlington
  - Galhampton







# SOUTH SOMERSET DISTRICT COUNCIL'S REVISED LOCAL PLAN

WHAT IS IT AND  
WHY IS IT  
IMPORTANT?

The review of its Local Plan will determine where proposed development sites could be used for future housing and employment delivery in South Somerset, looking ahead to at least **2036**





# The Local Plan is changing...

- The adopted 2015 Plan (looking to 2028) did not include any specific housing proposals for our area
  - It did say that both Galhampton and North Cadbury were suitable for limited growth, and that any such development would need to meet an identified need, be commensurate with the scale and character of the settlement, and supported by the local community
- The new plan (which is looking to 2036) is still being developed, but the first draft has been out for consultation
  - North Cadbury may be 'reclassified' as a village where provision should be made for limited development. This could mean about 60 new homes.
  - Some housing could be allowed at Galhampton on sites of up to 1ha in size
  - Further employment land could be released at North Cadbury Business Park

The Local Plan  
is here







# So why are we doing a Neighbourhood Plan now?

- (1) We know there is a lot of speculative interest in building in our area
- (2) The Local Plan is not clear on what is needed, and which sites would be preferable
- (3) The people writing the Local Plan do not know our area as well as local people.

## This **Neighbourhood Plan** can

- Provide us with important evidence for responding to the Local Plan suggestions

AND

- Help us set out in more detail how the Local Plan policies for our area should be interpreted

But to do this – we need **YOUR HELP** in informing the choices we need to make....





# Our timetable: what have we done?

- **July 2019** South Somerset 'approved' the **designation of our Neighbourhood Plan area**
- **Nov 2019** Government **Grant Funding** to help with the process confirmed
- **Feb 2020** **Household survey** distributed
- **Mar 2020** **Call for Sites** advertised  
**Businesses and Community Facilities surveys** distributed
- **May 2020** **Local Green Spaces and Viewpoint Assessments** undertaken
- **July 2020** **Site visits** undertaken as part of independent site assessment process  
**Heritage and Character Assessments** undertaken
- **Sept 2020** **Housing Needs Assessment report** produced – affordable housing focus  
**Site Assessment report** produced







# Our timetable: what have we got left to do?



The programme is challenging but we hope to make up time to keep on track to get the plan adopted next year.





# What are we consulting on today?

- **Vision:** every plan is meant to explain its future aspirations. We have taken ideas from the feedback received so far, and pulled together a draft – have we got the essence right for our area?
- **Housing, Employment and Infrastructure Needs:** we now have evidence of what may be needed – and want your views on what you think would suit our area best
- **Sites:** we have heard back from the ‘experts’ but we need your opinions on which sites you think would be most suitable for meeting future housing and employment needs
- **Local Green Spaces and Key Views:** we have assessed the suggested green spaces and now need to check which of these you value. Which ones really are important to most people?
- **Important Recreational Routes:** which footpaths and bridleways (and rural roads) are most used by walkers, cyclists and equestrians?
- **Heritage and Character Assessment:** really just to update you on where we have got, and give you a chance to comment if you wish







# Options Consultation Questionnaire Autumn 2020



Environment



Housing



Business &  
Employment



Heritage



Transport



Community  
Services & Facilities

We hope to have a draft plan ready for you to comment on by the end of the year.

However, ***before*** we can get to that stage, we need feedback from everyone living in the parish on key issues, so if you would like to comment on some of the emerging ideas, here is your chance.

AT the end of the presentation there is a short questionnaire

We have tried to keep it simple by using tick boxes, and you can add comments where you feel it is important to explain some of your points – but don't be put off!





# Our Vision

**Do you agree  
with this Vision  
for our area?**

The parish will have welcomed new development which reflects rather than threatens its much-valued unique heritage, rural character and beauty, its sense of community, which meets local needs and wishes and respects the core values of those who live in and love the area.

The provision of suitable, energy-efficient, affordable housing, integrated into the existing stock, will have enabled new families to become part of and enhance all aspects of village life. Improved broadband services will help those who wish to work from home, and there will continue to be a local bus service connecting to nearby towns.

The essential characteristics of the parish will not have changed. It will remain 'a jewel of a place'. Each part of the parish will have retained its own identity. It will continue to be home to an active, caring and tolerant community in which residents can work and learn and live safe and satisfying lives and enjoy the peace and beauty of the countryside whilst respecting the land as a place of work.







# Assessment - Housing

South Somerset District Council have suggested that the 'housing target' for our Neighbourhood Area should be at least 60 homes, which should mainly be built within or close to the village of North Cadbury. This ties in with their thoughts on the new Local Plan, so is not yet set in stone. Recent permissions should count towards this target.

Our evidence on local housing need found:

- There are few affordable rented homes (that might encourage younger adults and stay in the area)
- There are few smaller (1 – 3 bedroom) homes available for sale (but lots of less affordable 4 – 5 bedroom homes)
- There is a need for low cost affordable home ownership options – particularly shared ownership
- There are no local care homes so our older residents who need that type of accommodation have to move away
- If we left it to the Local Plan policy of 30% affordable housing on 'larger sites' we would struggle to meet the potential demand for affordable housing.

## ***Solutions?***

- In our housing mix we should include 1 or 2 bedroom affordable rented homes on housing sites, for people with a 'local connection', some low cost affordable home ownership housing, that would remain 'low cost' in future sales, and any open market housing should be mainly 2 - 3 bedroom
- We could choose to be open to the possibility of having a care home built in North Cadbury
- We could prioritise sites where the landowners would be willing to provide more affordable homes than standard

*What do you think?*





# Assessment - Employment

There is no local “target” for increasing employment land in our area. The main job growth across South Somerset is expected to be in office-based work, home-based working and residential / social care, with a forecast reduction in manufacturing jobs

Feedback from local businesses (excluding community services, such as the shops and pubs) through the Business Survey

- Most are running broadly at capacity
- Most businesses were unlikely to need to change premises or move – two planned to relocate within the area, one was likely to move away, one was likely to close / sell their business.

Feedback from local people (Feb 2020 Household Survey)

*We asked whether anyone was looking to buy or rent business premises in the parish in the foreseeable future.*

- 10 said yes: 6 were existing businesses (4 of which were in the parish) and 4 were starting up a new business.
- The needs vary considerably but the majority consider that they could be accommodated on the existing Cadbury Business Park or its future expansion.

➡ ***Solutions? It sounds like the potential expansion of the business park could be useful...***

*What do you think?*





# Assessment - Infrastructure

There is a wide range of local services – mainly located in North Cadbury Village and, to a lesser extent, in Galhampton.

Feedback from the services providers through the Business and Community Facilities Surveys highlighted:

- Most are running under capacity
- The allotments in North Cadbury are at capacity – so would struggle to meet additional demand
- The primary school capacity is 119, new building work will upgrade facilities but not provide extra capacity. An estimated 12 additional places from 60 new dwellings could currently be accommodated.
- Whilst some facilities may extend on their existing site, none require new sites to be found (other than for allotments and possibly parking for Galhampton Village Hall)
- The local shops are particularly dependent on local trade – the North Cadbury Stores could look to provide Post Office services.
- There is a need to look at improving public transport but neither SSDC nor the local bus company have offered plans to do so

*What do you think?*





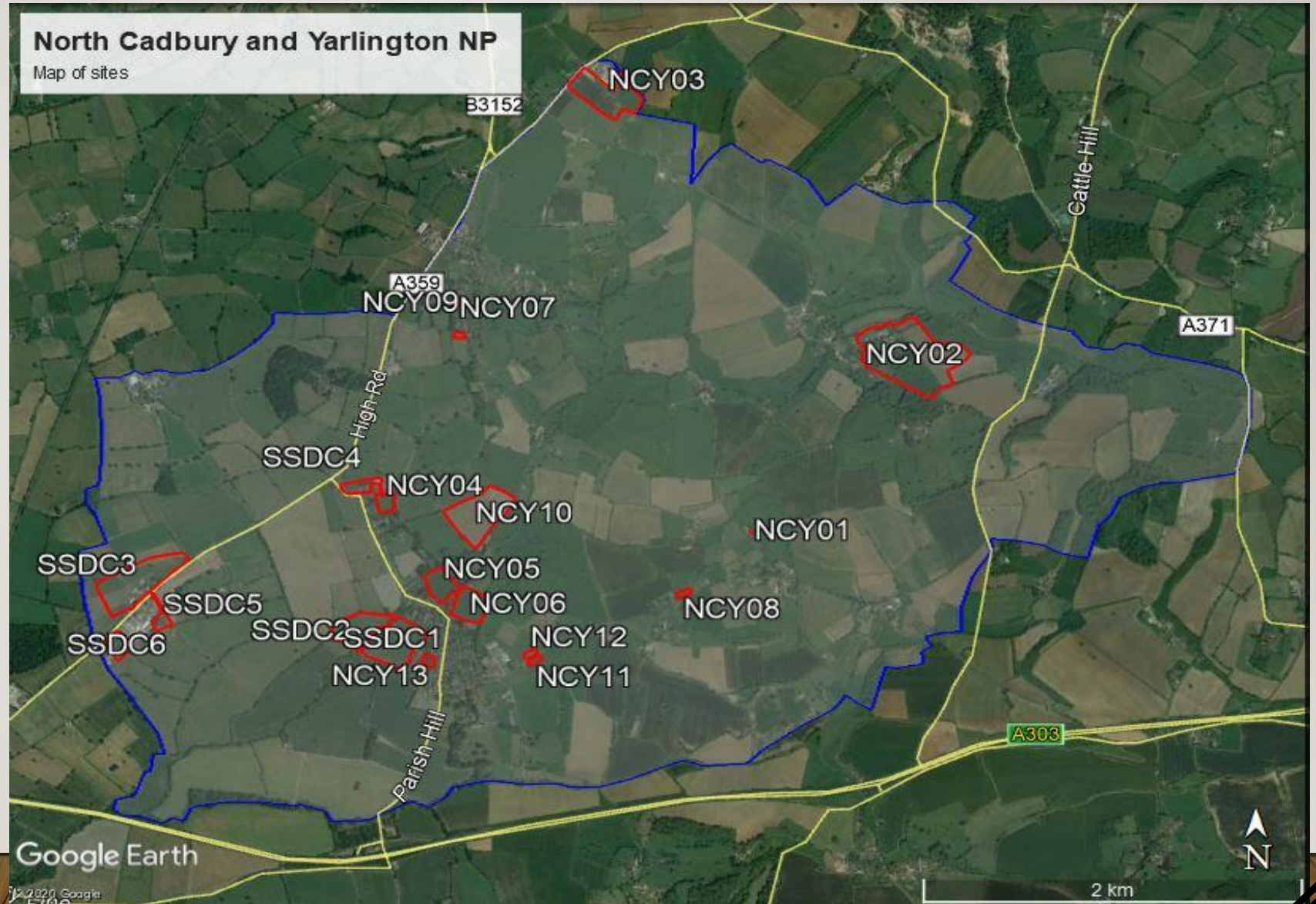


# Potential Development Sites

SSDC and the Neighbourhood Plan working group invited owners of land to suggest sites they wished to be considered for future development.

The suitability of each site has been independently assessed by AECOM (a company that specialises in planning and environmental services).

19 possible sites identified





# The assessment found...

- **2 sites** were considered to be suitable for housing, and another **2 sites** were considered to be suitable for employment use.
- **5 sites** were considered to be potentially suitable for housing, either in their entirety or in part, subject to overcoming certain issues, and another **3 sites** potentially suitable for employment use (on part of the site)
- **1 Site** has now been withdrawn by the Landowner
- **7 sites** were considered to be unsuitable for any sort of development

We have group the site assessment by settlements, and included a summary of the findings. Do you agree with the assessments? If not, how would you rate them?

*You don't need to comment on every single site, but please do comment on those that you are reasonably familiar with.*







# NORTH CADBURY SUBMITTED DEVELOPMENT SITES







# North Cadbury

Ref SSDC1

Land off Ridgeway Lane

## AECOM REPORT FINDINGS - SUMMARY

The **site is unsuitable** for housing because development on this site would result in adverse impacts on the open countryside and wider landscape.

Whilst the site is adjacent to the settlement of North Cadbury, it has a rural character. Access is constrained as Ridgeway Lane is a narrow, sunken hollow lane. Whilst it may be possible to access the site from the north, the site's boundary does not reach a highway and access does not appear to be straightforward.

The site is poorly screened from long distance views and is crossed by public rights of way. It therefore has significant amenity value for walkers, with broad views across the open countryside. Development would also seriously impact on the setting of the Grade II listed Ridgeway Farmhouse, and the adjacent Conservation Area.







## North Cadbury

Ref SSDC2

Land off Ridgeway Lane

### AECOM REPORT FINDINGS - SUMMARY

**The site is unsuitable** for housing because it would not be commensurate with the scale and character of the settlement of North Cadbury and would impact on green infrastructure including two public rights of way on its perimeter.

The site is both large and detached from the settlement. Access is not viable from Ridgeway Lane which is a narrow, sunken, hollow lane which would not be able to support additional capacity. In addition, development would have significant landscape and visual impacts on a broad area of open countryside.

Development would impact on the setting of the North Cadbury Conservation Area. The site is Grade 3a agricultural land, has areas of flood risk along the River Cam and there are significant trees on the site's perimeter.







Ref SSDC3  
Down Ash Farm

## AECOM REPORT FINDINGS - SUMMARY

The site **is potentially suitable for employment** in the part of the site opposite North Cadbury Business Park adjacent to the A359 where it is occupied by barns. Housing would not be suitable in this location owing to its isolation from services in the countryside away from any settlement.

In addition, the site is Grade 1 agricultural land (the highest value), and is in close proximity to Sparkford Wood SSSI and there are scattered mature trees throughout the greenfield part of the site. There would also be landscape and visual impacts from developing the greenfield part of the site.







Ref SSDC4  
North Town Farm

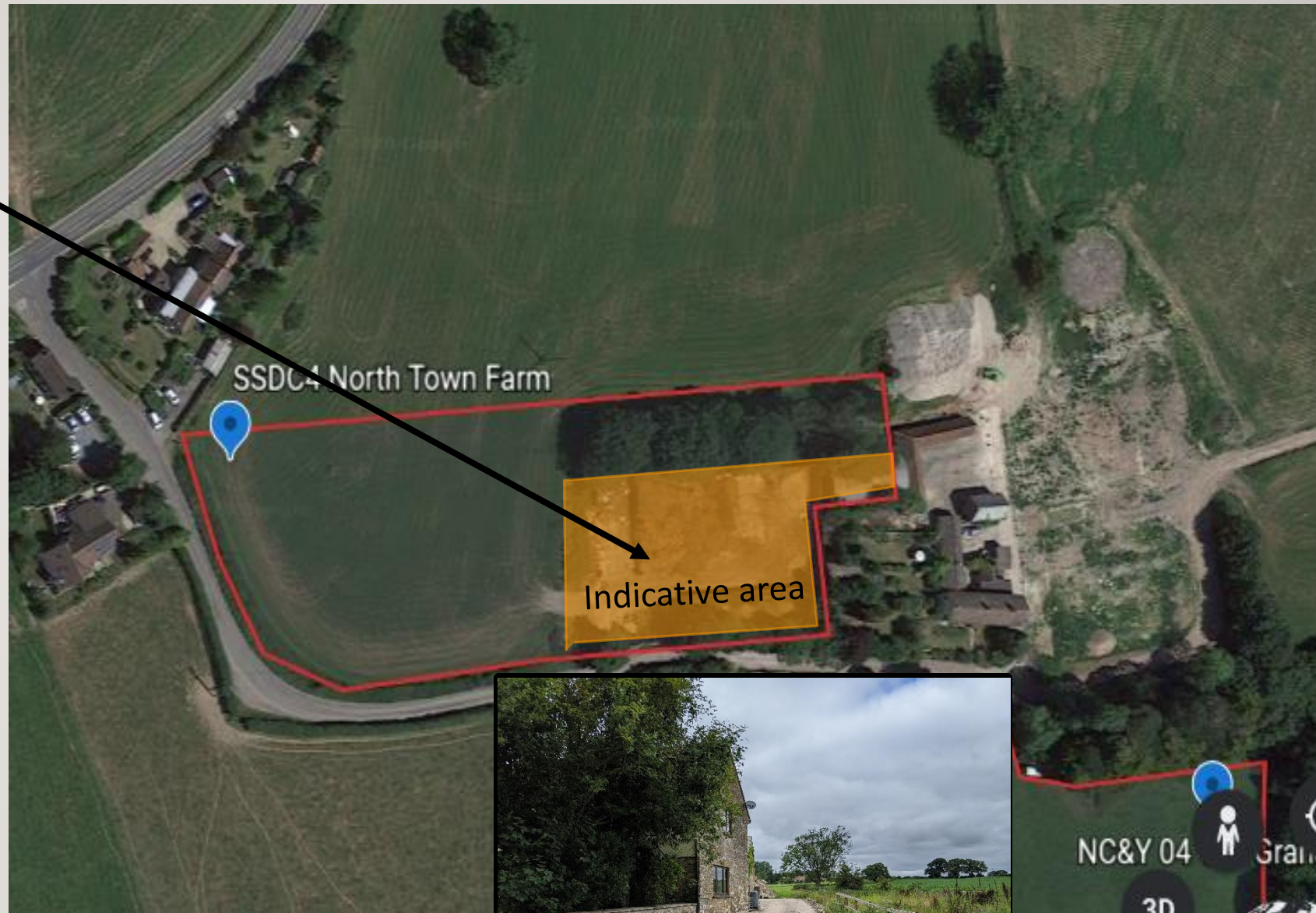
## AECOM REPORT FINDINGS - SUMMARY

The site **is potentially suitable for housing in part**. Part of the site could accommodate limited development. North Town is in reasonable proximity of the services in North Cadbury.

Parts of the site have been deemed unsuitable for development because of constraints including: landscape and visual impacts as the site lacks screening from a broad area of open countryside to the north, access constraints on capacity on Higher North Town Lane. A public right of way crosses the site and there are scattered mature trees.

Limited development in the SE brownfield portion of the site could potentially be accommodated subject to the constraints on access on Higher North Town Lane being resolved.

**Potential capacity (estimate): 5 dwellings**







Ref SSDC 5  
Cadbury Business Park East

## AECOM REPORT FINDINGS - SUMMARY

The site **is suitable for employment** as the site coheres well with the existing employment uses at the North Cadbury Business Park.

The site has urbanising influences and has limited sensitivity in the landscape (although there are some mature trees within and on the edge of the site, and the landscape officer did raise landscape impact concerned in relation to the outline application to the west).

Development may trigger a requirement to consult Natural England owing to the proximity to the Sparkford Wood SSSI if it is likely to include industrial processes that could give rise to air pollution.







## North Cadbury

Ref SSDC 6  
Cadbury Business Park West

*Whilst an outline planning application (including access) for business (B1) and general industrial (B2) development was approved in January 2020 (ref 19/00152/OUT) – the detailed site layout and design has yet to be considered, which could be covered through a site allocation.*

### AECOM REPORT FINDINGS - SUMMARY

The site is **suitable for employment** as the site coheres well with the existing employment uses at the North Cadbury Business Park. The site has urbanising influences and has limited sensitivity in the landscape (although the landscape officer did raise landscape impact concerned in relation to the outline application).

There are protected trees (TPOs) within the site. Development may trigger a requirement to consult Natural England owing to the proximity to the Sparkford Wood SSSI if it is likely to include industrial processes that could give rise to air pollution.





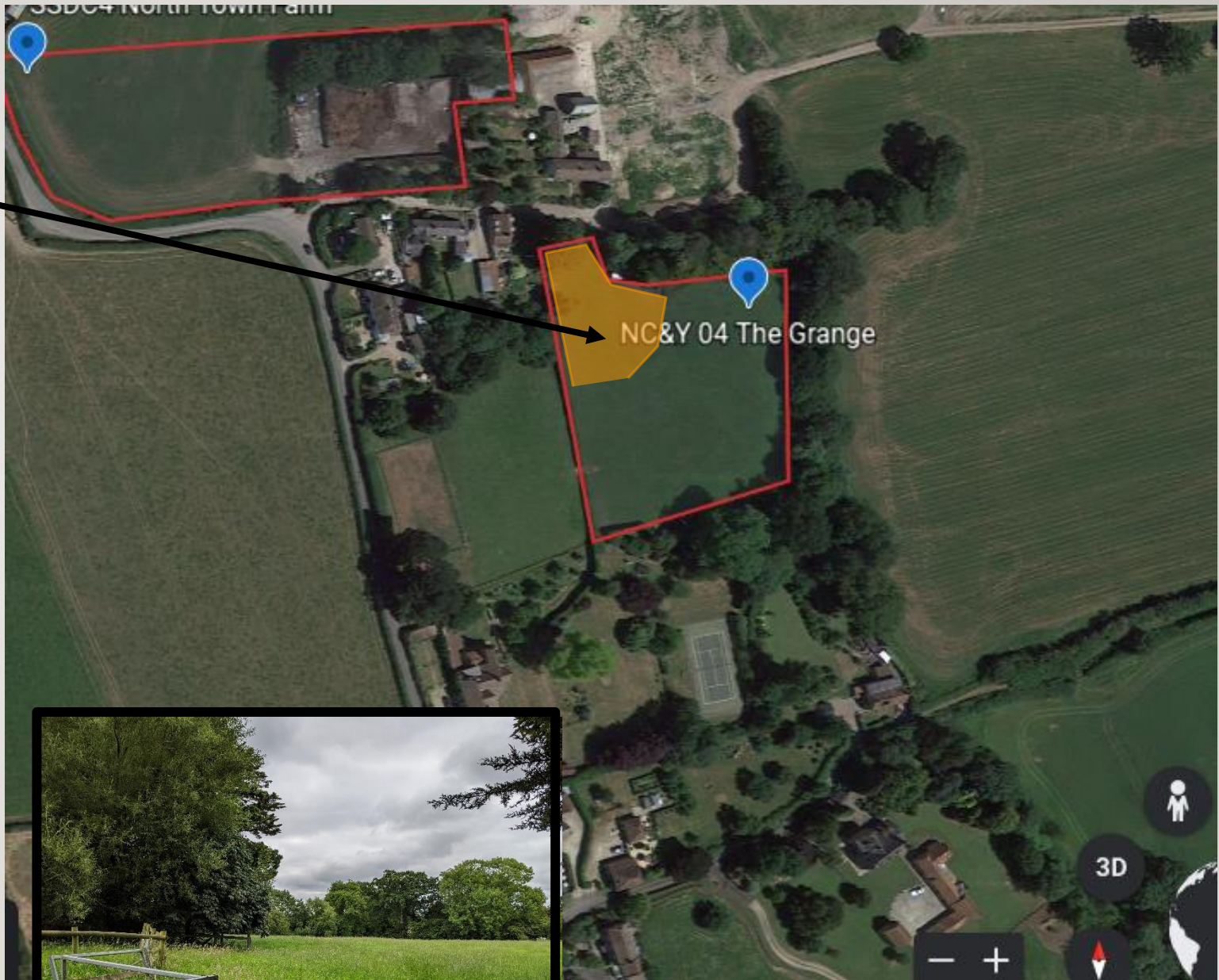
Ref NC&Y 04  
The Grange Cary Road

## AECOM REPORT FINDINGS - SUMMARY

The site is **potentially suitable for housing in part** on the western portion of the site. The eastern portion of the site has some surface water flooding risk. In addition, Higher North Town Lane would likely only support a limited capacity on the site.

The site is located in the hamlet of North Town, close to North Cadbury, and is a field surrounded by thick vegetation including mature trees. The site is well screened from the wider landscape, however, a public right of way crosses the site. The field provides a rural backdrop for existing dwellings in North Town, including the Grade II listed property The Grange. The western part of the site is potentially suitable if impacts on the public right of way, access and the heritage asset are mitigated.

**Potential capacity (estimate): 2 dwellings**







Ref NC&Y 05  
Sandbrook Lane West

## AECOM REPORT FINDINGS - SUMMARY

The site is **potentially suitable for housing in part**. The site consists of a field surrounded by existing dwellings on most sides within the village of North Cadbury. The site slopes downwards to the north-west and the lowest part of the site is at high flood risk. The north-western part of the site is therefore not suitable for development. Capacity is a constraint as Sandbrook Lane is narrow and services many properties in this part of North Cadbury.

The site is located well in relation to services and would represent logical infill in the settlement of North Cadbury. There are mature trees and hedgerows alongside two public rights of way on the perimeter. The site is Grade 1 agricultural land (the highest value).

**Potential capacity (estimate): 15 dwellings**







# North Cadbury

Ref NC&Y 06  
Sandbrook Lane East

## AECOM REPORT FINDINGS - SUMMARY

The site is **potentially suitable for housing in part**. The site's topography is a considerable constraint, as it slopes up relatively steeply to the east. The site is also crossed by a public right of way running north-south through the site. Development should be located in the lowest part of the site along Sandbrook Lane. Capacity is a constraint as Sandbrook Lane is narrow, and given the slope of the site properties may need to be serviced directly from Sandbrook Lane.

The site is Grade 1 agricultural land (the highest value), there are mature trees and hedgerows on the perimeter, and power lines cross the site. A part of the site falls within the North Cadbury Conservation Area and the Grade II listed The Laurels is adjacent although well screened from the site

**Potential capacity (estimate): 20 dwellings**





Ref NC&Y 10  
Field off Sandbrook Lane

#### AECOM REPORT FINDINGS - SUMMARY

The site **is unsuitable for housing**. It is in an isolated location in the countryside detached from any existing settlement.

The site is a large agricultural field of Grade 1 quality (the highest value). Its development would represent an illogical detached prolongment of the settlement into the open countryside. The site has 3 public rights of way on its perimeters and is poorly screened, so is open to broad views across the countryside. The site contains scattered mature trees and has further trees and hedgerows on its perimeters.

In addition, Sandbrook Lane is narrow rural lane and would not be suitable to support access. The site is notably isolated and lacks urbanising influences, and is therefore not suitable for allocation.







## North Cadbury

Ref NC&Y 11  
Woolston Road East

### AECOM REPORT FINDINGS - SUMMARY

The site is **unsuitable for housing**. The site is beyond a band of ancient orchards which surround North Cadbury to the east and is in the open countryside beyond. The site does not have defensible boundaries except for a hedgerow with Woolston Road, and is exposed to long distance views across the open countryside. Development would have considerable landscape and visual impacts.

Development in this location would be detached from the settlement of North Cadbury and bring urbanising influences to a broad area of undeveloped open countryside. It would set a precedent for growth across a broad area which is currently undisturbed and open.

**NB the report wrongly classifies this site as Grade 1 agricultural land – but AECOM have confirmed that this does not alter their conclusions.**







## North Cadbury

Ref NC&Y 12

Woolston Road West

### AECOM REPORT FINDINGS - SUMMARY

The site is **unsuitable for housing**. The site is beyond a band of ancient orchards which surround North Cadbury to the east and is in the open countryside beyond. The site does not have defensible boundaries except for a hedgerow with Woolston Road, and is exposed to long distance views across the open countryside. Development would have considerable landscape and visual impacts.

Development in this location would be detached from the settlement of North Cadbury and bring urbanising influences to a broad area of undeveloped open countryside. It would set a precedent for growth across a broad area which is currently undisturbed and open.

**NB the report wrongly classifies this site as Grade 1 agricultural land – but AECOM have confirmed that this does not alter their conclusions.**







Ref NC&Y 13  
Ridgeway Lane North

## AECOM REPORT FINDINGS - SUMMARY

The site is **unsuitable for housing**. The site contains a possibly ancient orchard, on the crest of a steep hill. This is a British Priority Habitat as a well preserved and venerable example of an orchard. The site has highly constrained access as it has steeply sloping sides, and Ridgeway Lane is a deeply sunken, hollow lane. Ridgeway Lane has a notably rural character as it leaves North Cadbury and considerable scenic value.

The site falls within the Conservation Area and additionally provides part of the setting for the Grade II listed Ridgeway Farmhouse. Development would not be possible on this site and would have adverse impact on the local habitats, heritage and landscape.







# WOOLSTON SUBMITTED DEVELOPMENT SITES







## Woolston

Ref NC&Y 01  
Stoke Lane

### AECOM REPORT

The site (limited to the area occupied by the modern agricultural barn) is **suitable for housing**. The site has been proposed for 1 dwelling. This could potentially come forward as permitted development without a need for allocation.

The site is relatively isolated in the open countryside near Woolston, which is a hamlet with no services. The site does not have notable constraints.

**Potential capacity (estimate): 1 dwelling**







## Woolston

Ref NC&Y 08  
Near Horseshoe Villas

### AECOM REPORT FINDINGS - SUMMARY

The site is **unsuitable for housing**. The site is a field on Woolston Road in the dispersed settlement of Woolston.

While development would cohere relatively well with the existing linear development along Woolston Road, the site is isolated from services and there is no safe pedestrian access along the road into North Cadbury.

In addition, the site is Grade 1 agricultural land (the highest value). The site has a public right of way on its west perimeter and there are mature trees and hedgerows on its perimeters. In addition, Woolston Road is a narrow lane which would not be able to support additional capacity.







# YARLINGTON

## NO SUBMITTED DEVELOPMENT SITES





Ref NC&Y 02

Yarlington Lodge Estate

## AECOM REPORT FINDINGS - SUMMARY

The land has been put forward for employment consisting of events space and ancillary accommodation.

**NB further information has been requested on the nature of the proposals**

The may be **potentially suitable in part** – on the brownfield (previously developed) land. The site is constrained by Grade II Yarlington Lodge, which is a large country house. The broader site consists of the Yarlington Lodge Estate, which includes formal and informal gardens, a number of outbuildings, stables and ancillary agricultural buildings, alongside two cottages. The estate also includes woodland and Grade 3a agricultural uses stretching to the south and east. A public rights of way crosses the greenfield portion of the site. Development would need to mitigate any impacts on the heritage assets including Grade II listed Yarlington Lodge. In addition, highway capacity is constrained.



*Emily Estate have confirmed that they are no longer pursuing their earlier proposals for an events venue in Yarlington. They have asked that their site is withdrawn from the Neighbourhood Plan process at this time.*







# GALHAMPTON SUBMITTED DEVELOPMENT SITES



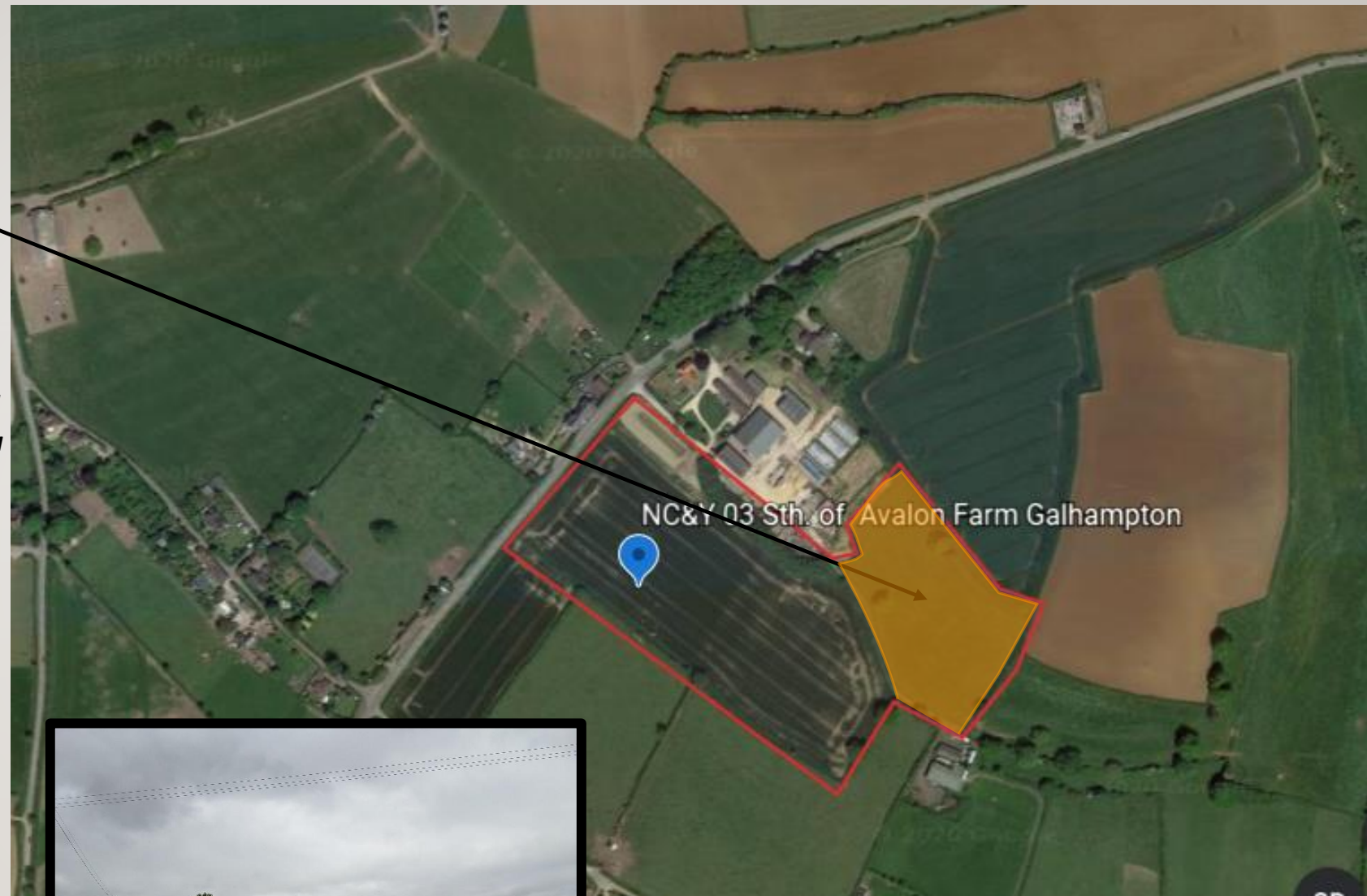
Ref NC&Y 03  
Avalon Farm South

*Full planning permission erection of new butchery/charcuterie, and food storage/delivery buildings (Use Classes B2/B8), erection of new warehouse/office building (Use Classes B8/B1) and associated access and landscape works was approved in September 2020 (ref 20/01357/FUL) – and this area therefore is no longer considered.*

#### AECOM REPORT FINDINGS - SUMMARY

The site is **potentially suitable for employment**. The northern field is potentially suitable for allocation as an expansion of the neighbouring employment uses at Avalon Farm subject to screening, and the highways impact.

In terms of constraints, the site is Grade 1 agricultural land (the highest value).







Ref NC&Y 07  
Hearn Lane

## AECOM REPORT FINDINGS - SUMMARY

The site is **potentially suitable for housing**. The site is located to the south of the village of Galhampton in proximity to Galhampton's services.

The character of the immediate surroundings is predominantly residential as the site has dwellings to its north and east. It is relatively exposed to long distance views to the south. An outline application for 2 dwellings was refused in 2017 on grounds of visual impact. However it is possible that development can be accommodated on the site and avoid visual impacts with good design and screening.

The key constraints include two trees with preservation orders, limiting access. Subject to suitable design and screening (and retention of the TPO'd trees), this site is potentially suitable for development.

**Potential capacity (estimate): 5 dwellings**







Ref NC&Y 09  
March Lane

## AECOM REPORT FINDINGS - SUMMARY

The site is **suitable for housing**. The site is located in the heart of the village of Galhampton on Hearn Lane, and is in a residential area.

The site is currently occupied by a barn / art studio and overgrown vegetation / scrub. This would be readily suitable for housing and would enhance this part of the village by filling in a gap in the linear development along Hearn Lane.

The site is in proximity to the service array of Galhampton. Constraints include possible impacts on Grade II listed Agecroft and an adjacent public right of way.

**Potential capacity (estimate): 3 dwellings**







# Local Green Spaces and Important Views

- **Local Green Spaces** can be designated through a Neighbourhood Plan and given special protection for those spaces. To qualify, they need to:
  - be in reasonably close proximity to the community
  - be demonstrably special and hold a particular local significance, for example because of its beauty, historic significance, recreational value etc...
  - be local in character and not an extensive tract of land
  - be likely to endure beyond the plan period (i.e. there is no reason why the green space should be developed)
- **Important Views:** can also be identified, so that the impact on these valued views is considered in planning decisions. These are not prescribed in national guidance but we do need to demonstrate why they are particularly special to us.
- *We need your help to confirm that we have identified the **most important** green spaces and views*





- The spaces assessed were based on those suggested through the household survey
- Those ruled out at 'first sieve' stage:
  - Fields above North Town
  - Field behind houses at Mitchells Row

*Views from Cadbury Castle are from outside our Plan area, but focus on Glebe Field, which is proposed to be protected*

LGS and Views assessed

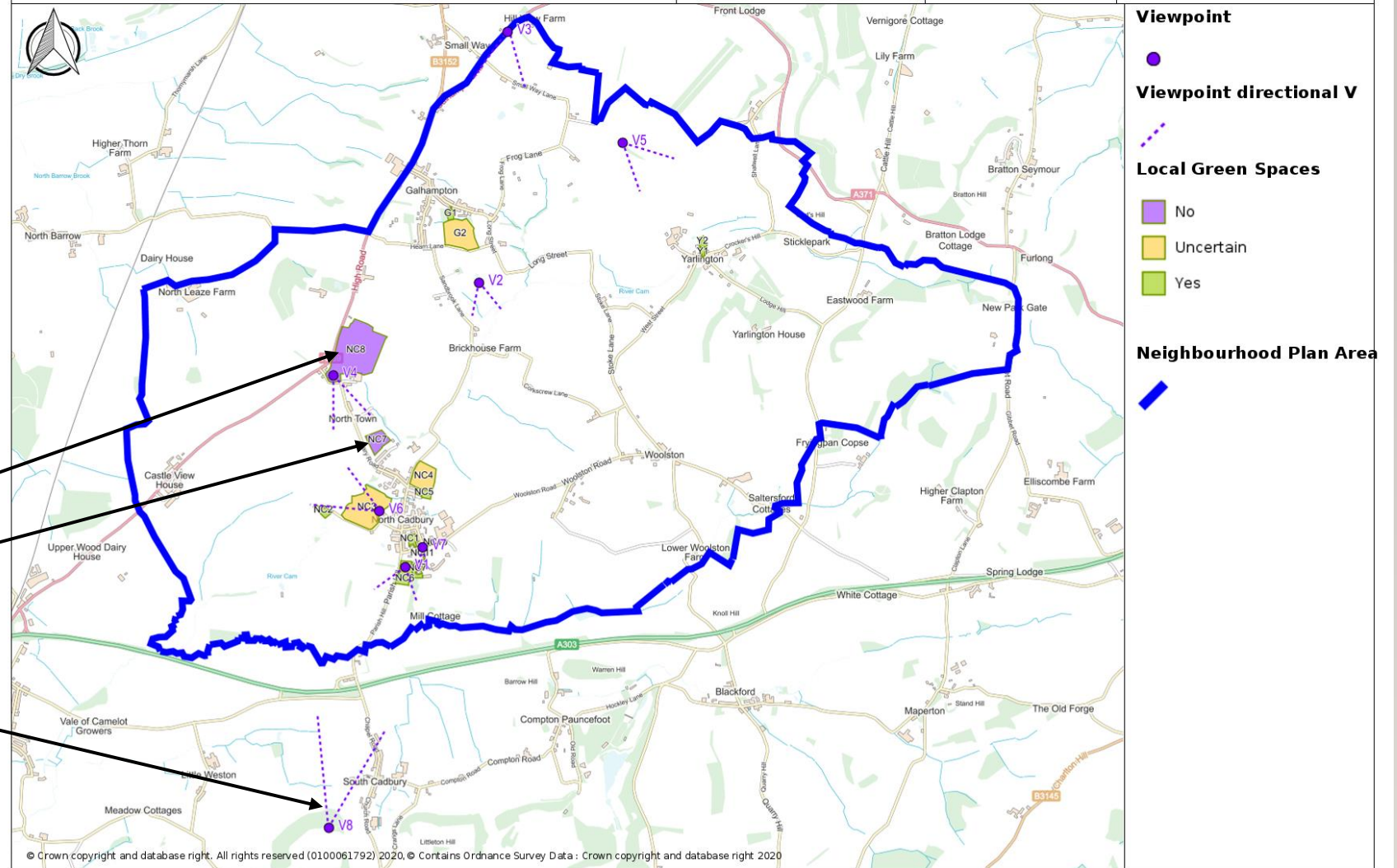
North Cadbury CP

Author:

Date: 01/10/2020

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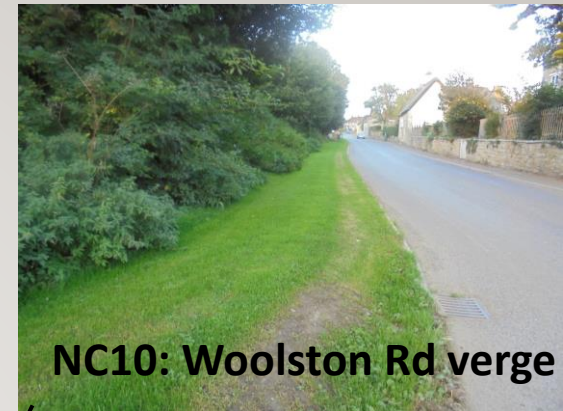
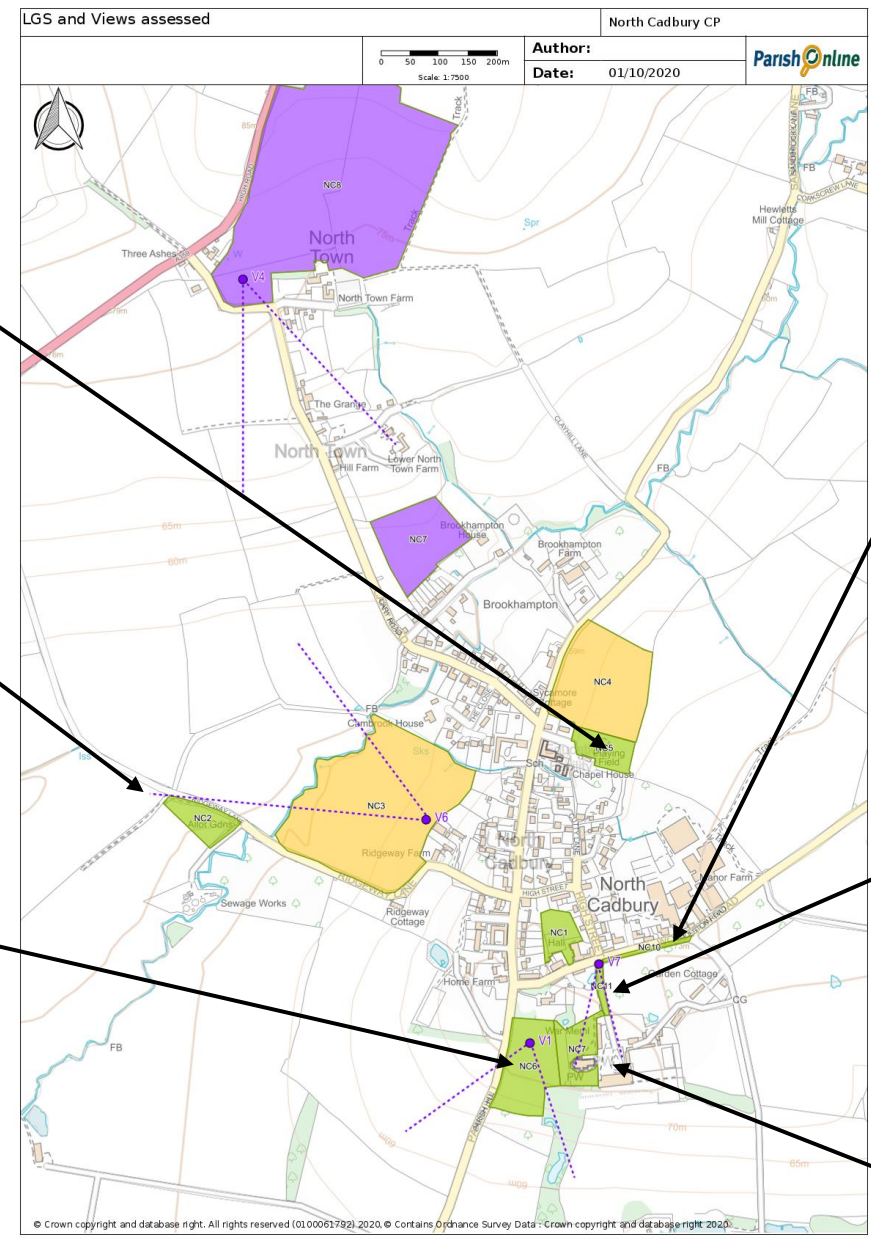
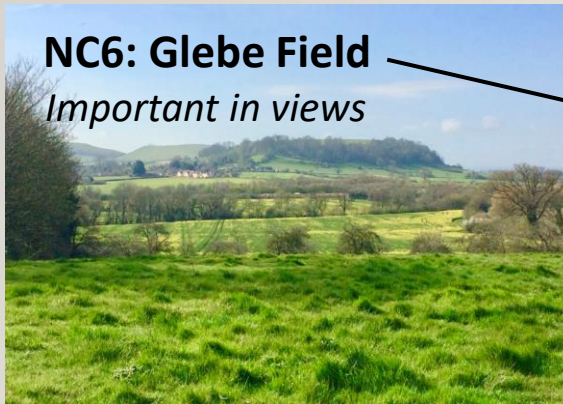






# NORTH CADBURY









### NC3: Clare Field

*Put forward as a potential site by landowner, but the independent report deems it as unsuitable. It has well used footpaths with pleasant views*

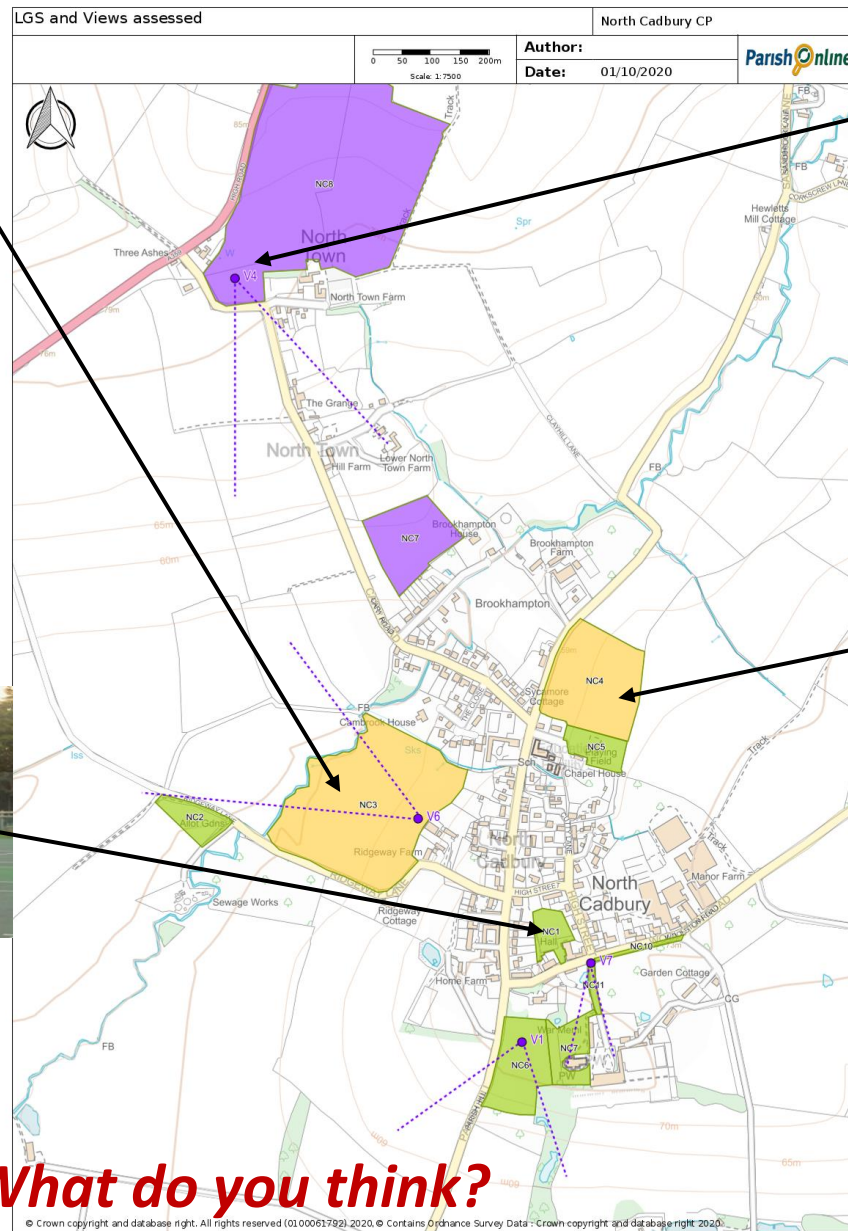


### NC1: Village Hall Playground & tennis courts



## The Heritage Assessment has highlighted...

*The views of the River Cam / Mill Stream as potentially important*



**What do you think?**

*Whilst there are good views from North Town, the field itself is large and of no particularly special value*



### NC4: Behind the Playing Field

*Well used footpaths with pleasant views – but perhaps no more special than most? Could some of it be developed?*





# WOOLSTON

- There were no **Local Green Spaces** or **Important Views** identified through the initial residents consultation – **have we missed anything here?**





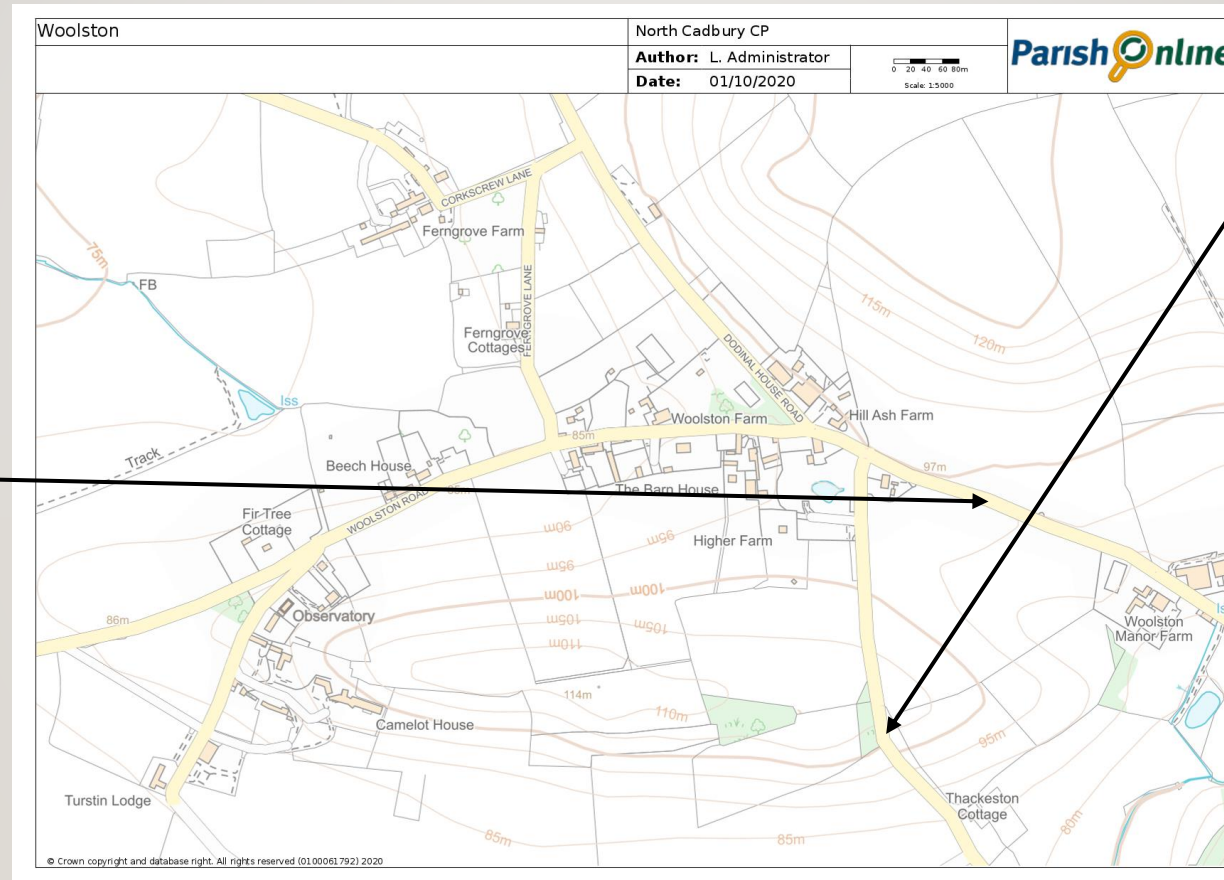


## The Heritage Assessment highlighted the following possibilities...

- Are these important to you?

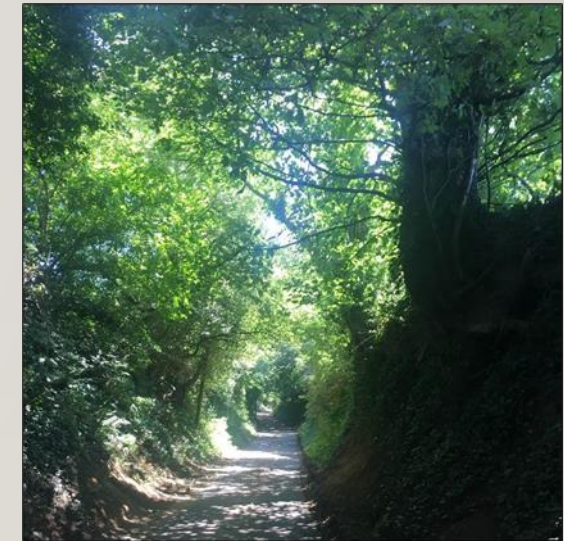
*The views from along Corkscrew Lane were also mentioned in the survey responses – but are there any particular ones?*

*What do you think?*



### The Sunken Lane

*The sunken lane, which extends along Stoke Lane and Dodinal House Road before plunging down to Woolston Manor Farmhouse.*





# YARLINGTON







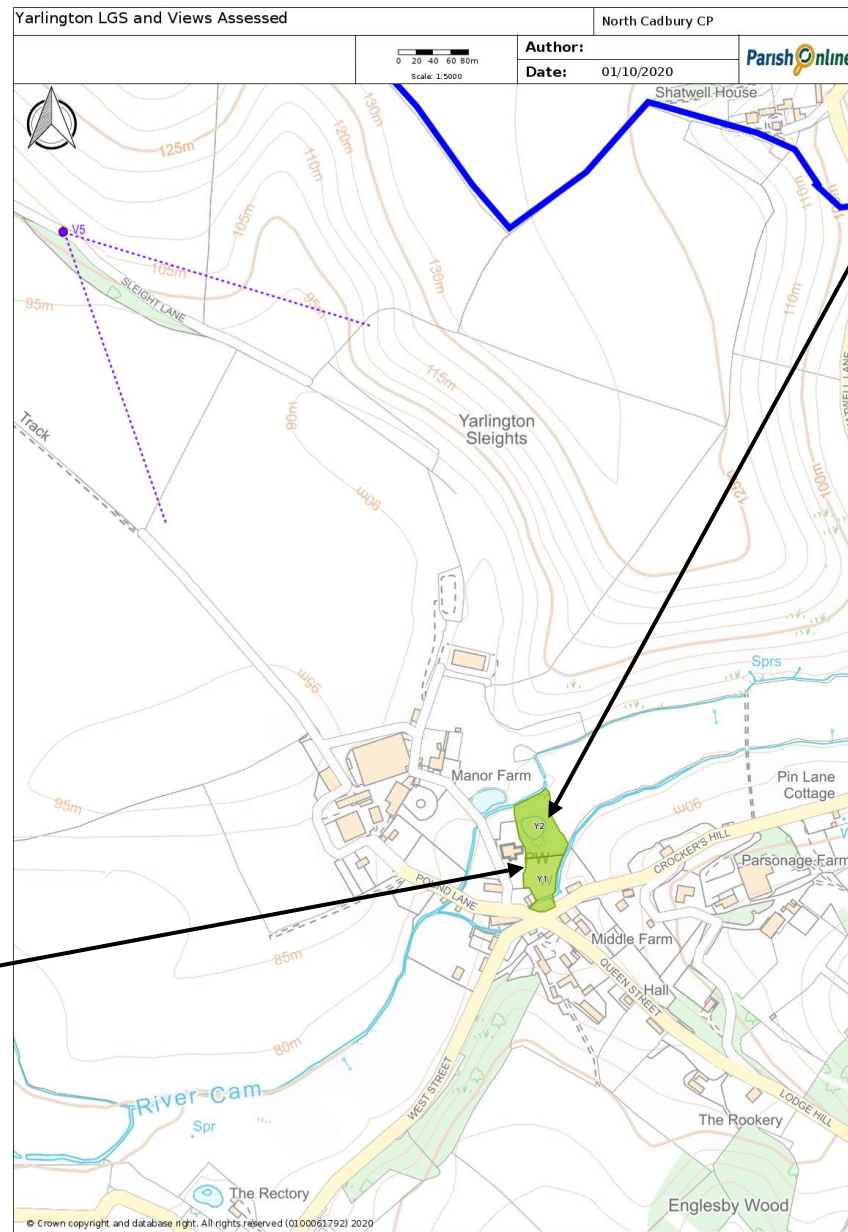
## Yarlington Sleights

*Whilst too large to designate as a Local Green Space, the views across from the sleights are particularly spectacular*



## Y2: Around the church

*Well used but quiet grounds of the Listed church*





# GALHAMPTON



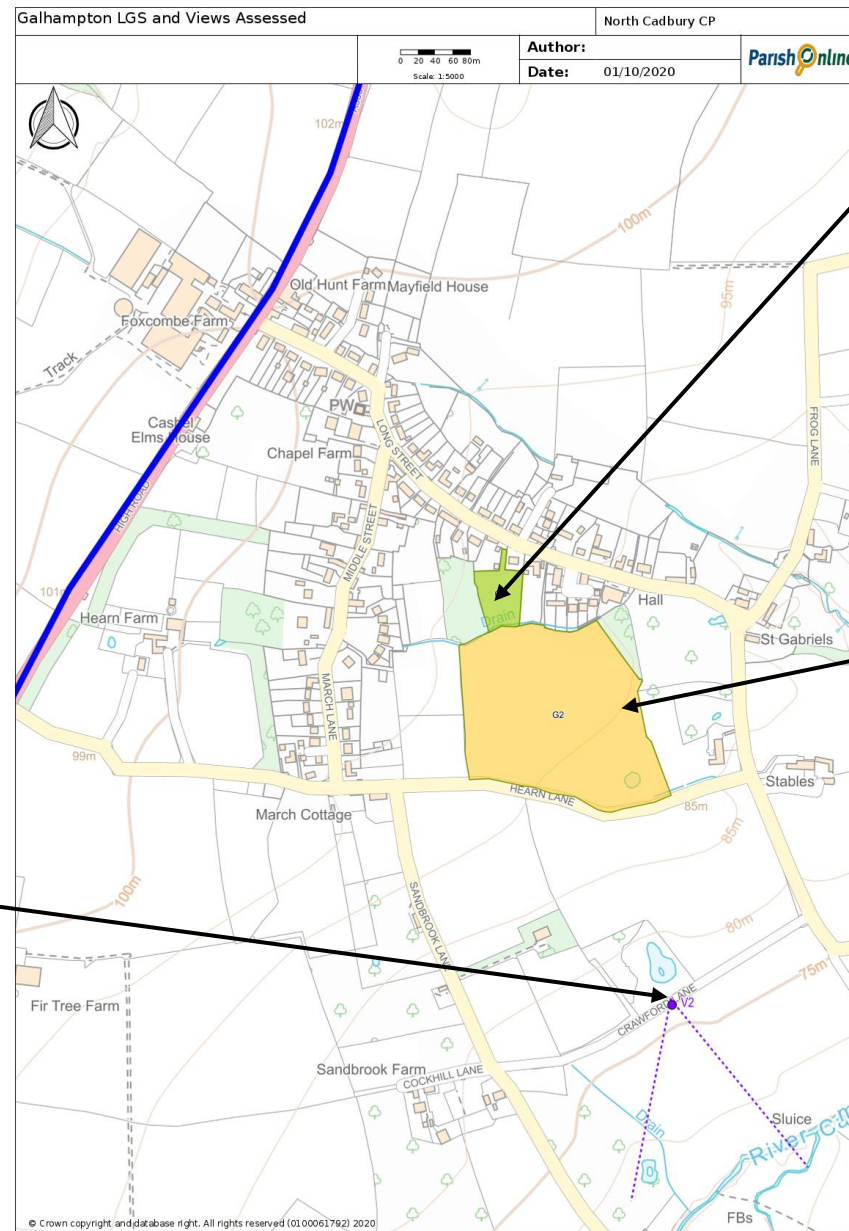




## What do you think?

### Important Views

*The view from Crawford Lane, as well as the one from Galhampton Hill further north, have been identified as particularly important*



### G1: Playing Field

*Well used recreation area*



### G2: Field behind the Village Hall

*A well used footpath runs through it and it has stunning views to the south*



*The heritage assessment also identified Hicks Lane as an important sunken lane running north-south*

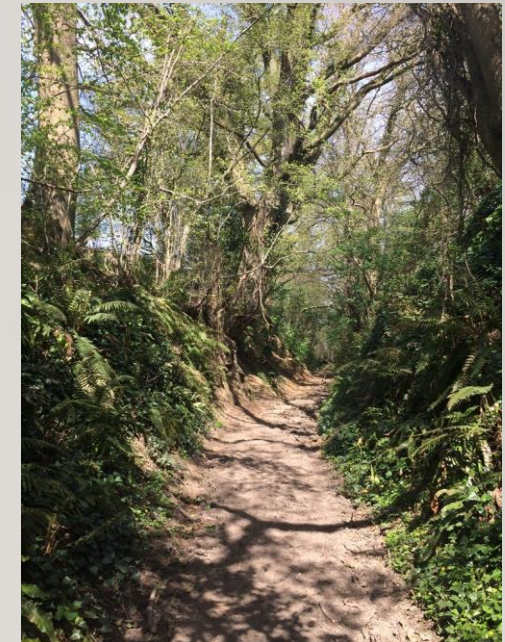






# Local Walks and Cycle Routes

- There are three national trails and over 100 Public Rights of Way crossing the two parishes
  - *The Macmillan Way, Leyland Trail and Monarch's Way follow similar but not identical routes, from south to north in the Parish.*
- We have tried to capture here the main ones you recommended in the Household Survey in February 2020. The paths all link with other paths giving opportunities for circular walks, of up to one hour's duration.
- Some are partly on our rural roads – so it is important that these links remain safe to use
- *We would therefore value knowing how much you walk these routes (or use for horse-riding or cycling)*



*What do you think?*







# Local Walks

**W01 Corkscrew Lane circuit**

**W02 The church, Parish Hill & Ridgeway Lane**

**W03 Ridgeway Lane, Lower North Town & Brookhampton**

**W04 Frog Lane and Smallway Lane**

**W05 North Cadbury to Yarlington**

**W06 Yarlington Sleights**

**W07 Manor Farm to Yarlington**

**NT National Trails: Leland Trail, Macmillan Way and Monarch's Way**

## Key walks

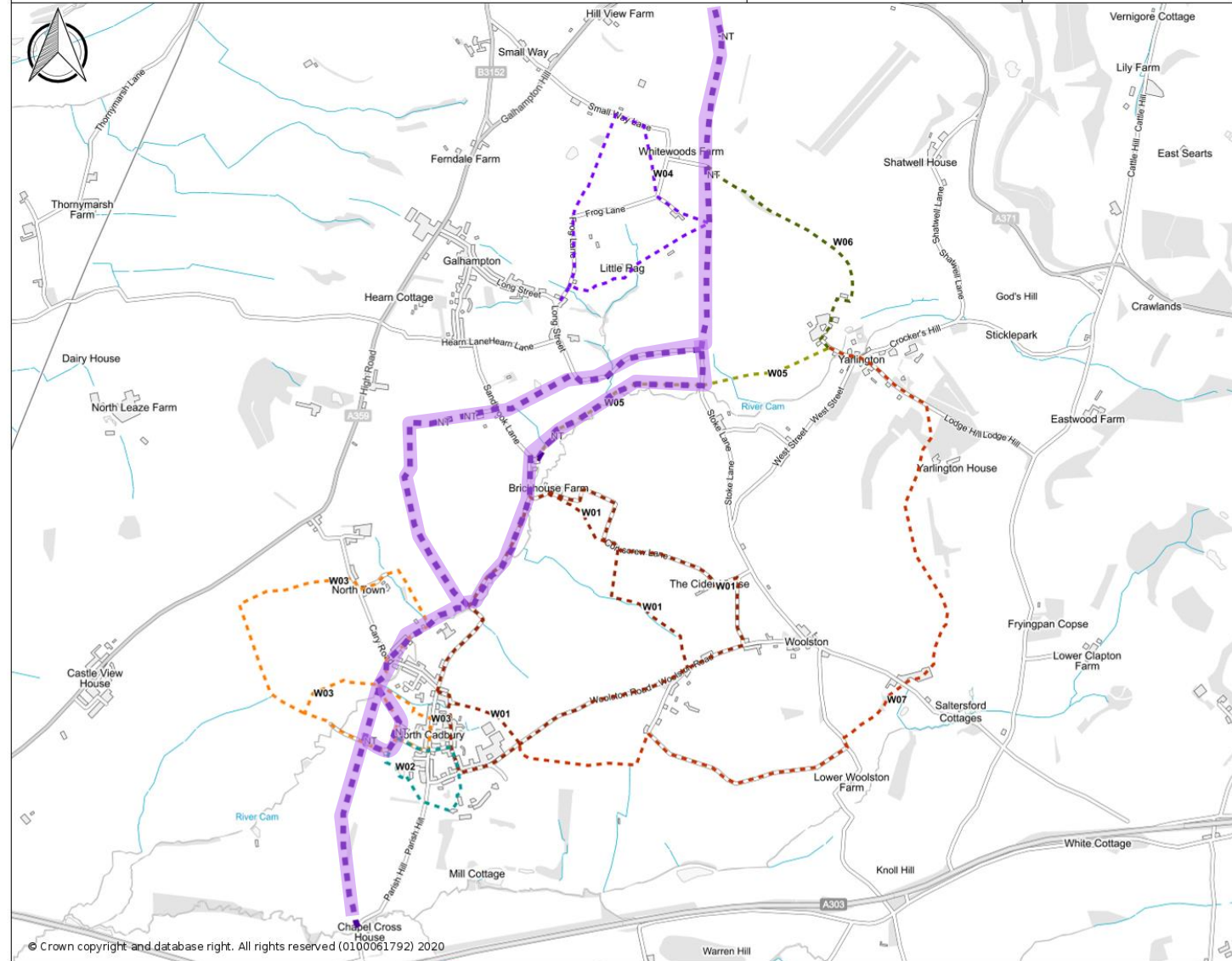
North Cadbury CP

**Author:** L. Administrator

**Date:** 01/10/2020

0 200 400 600 800m  
Scale: 1:25000

ParishOnline



## Quiet lanes and key PRowWs

- W01
- W03
- W04
- W05
- W06
- W07
- W02
- NT National Trails

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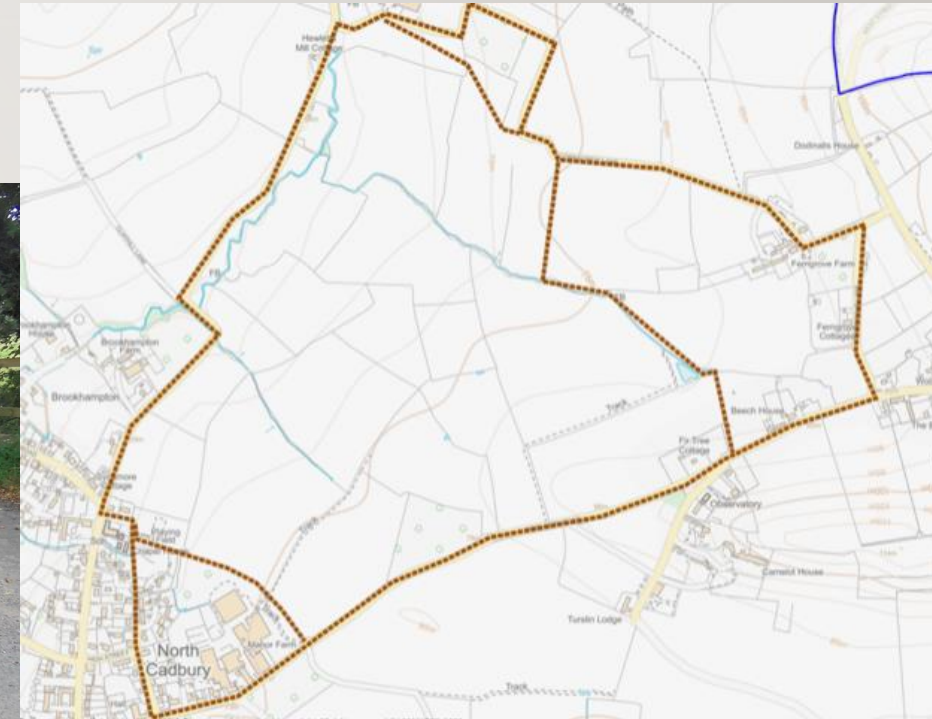






## W01 Corkscrew Lane Circuit

A very popular circular walk, especially when other tracks are muddy, around North Cadbury via Sandbrook Lane, Corkscrew lane to Woolston Road back to North Cadbury. 4.8Km.

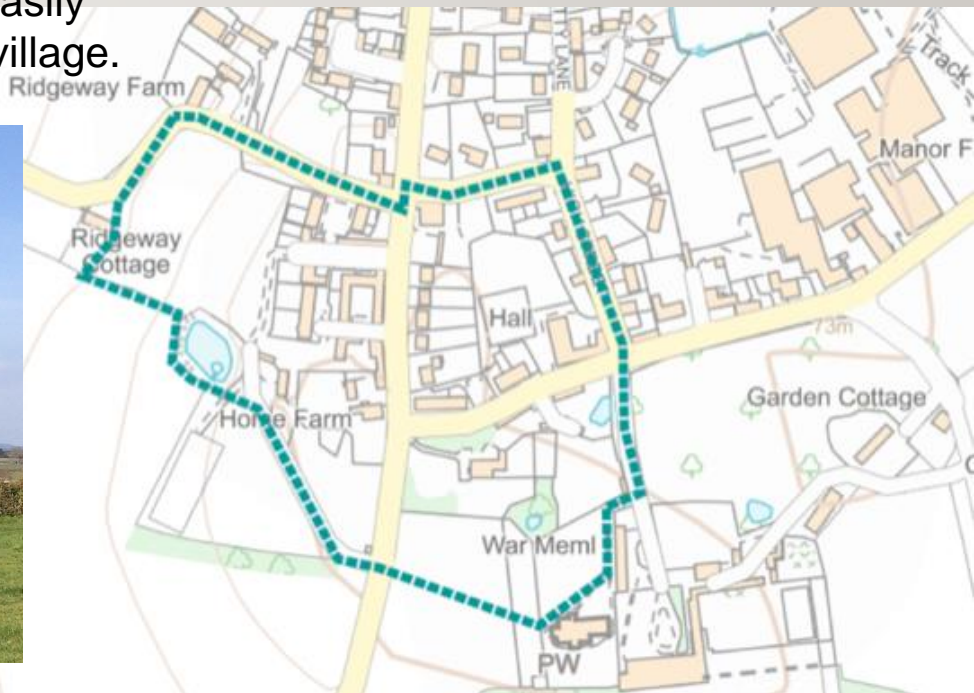






## W02 The Church, Parish Hill and Ridgeway Lane.

Glebe field is to the west of the Parish Church of St. Michael the Archangel. It is crossed by WN19/76. This path gives high, spectacular views to the south, of the North Dorset Downs, and of Cadbury Castle, to the South West to the Levels and to the west. It is easily accessed from the centre of the village.

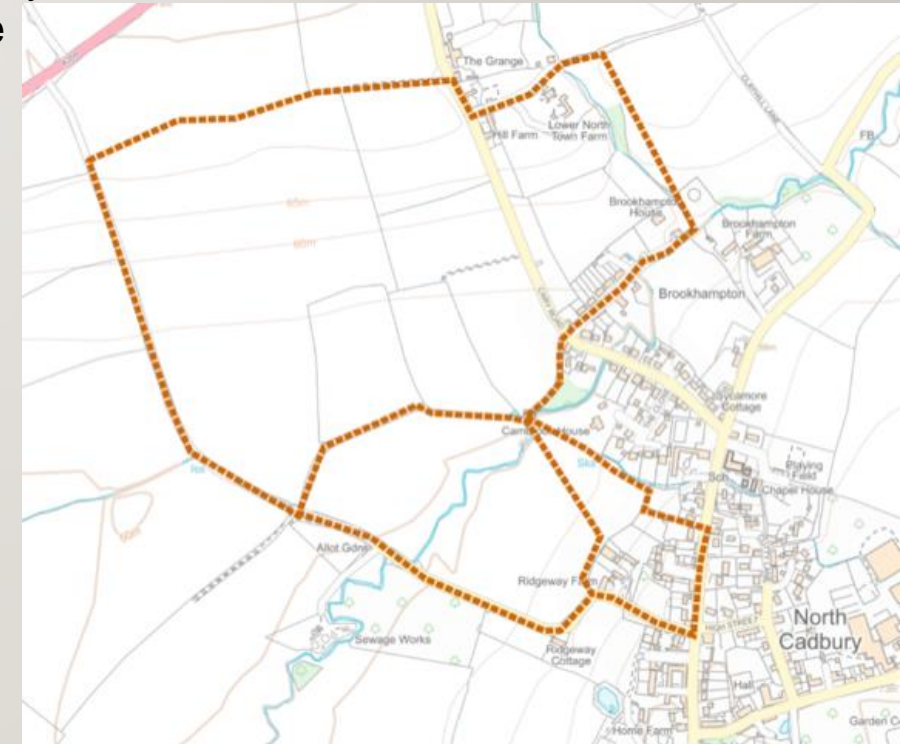




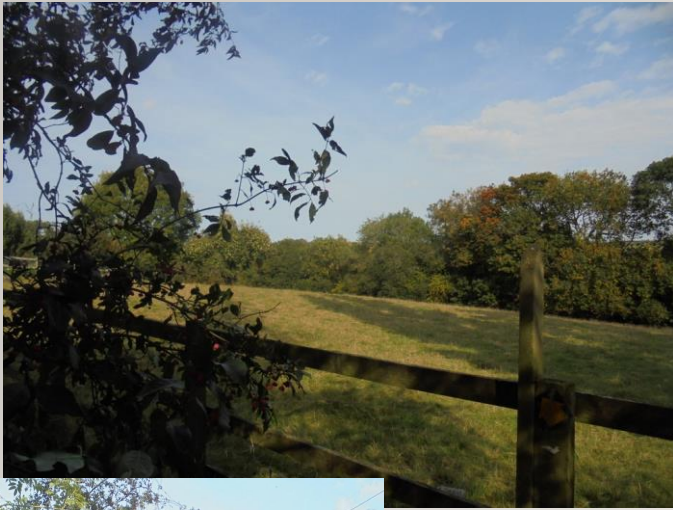


## W03 Ridgeway Lane, Lower North Town and Brookhampton circuit

Ridgeway Lane leads from the centre of the village, steeply down to farm land on the flood plain of the River Cam. Then north as a restricted byway toward the A359. It joins with WN19/108 leading to a network of very varied walks close to the heart of the village and interacting with the River Cam.

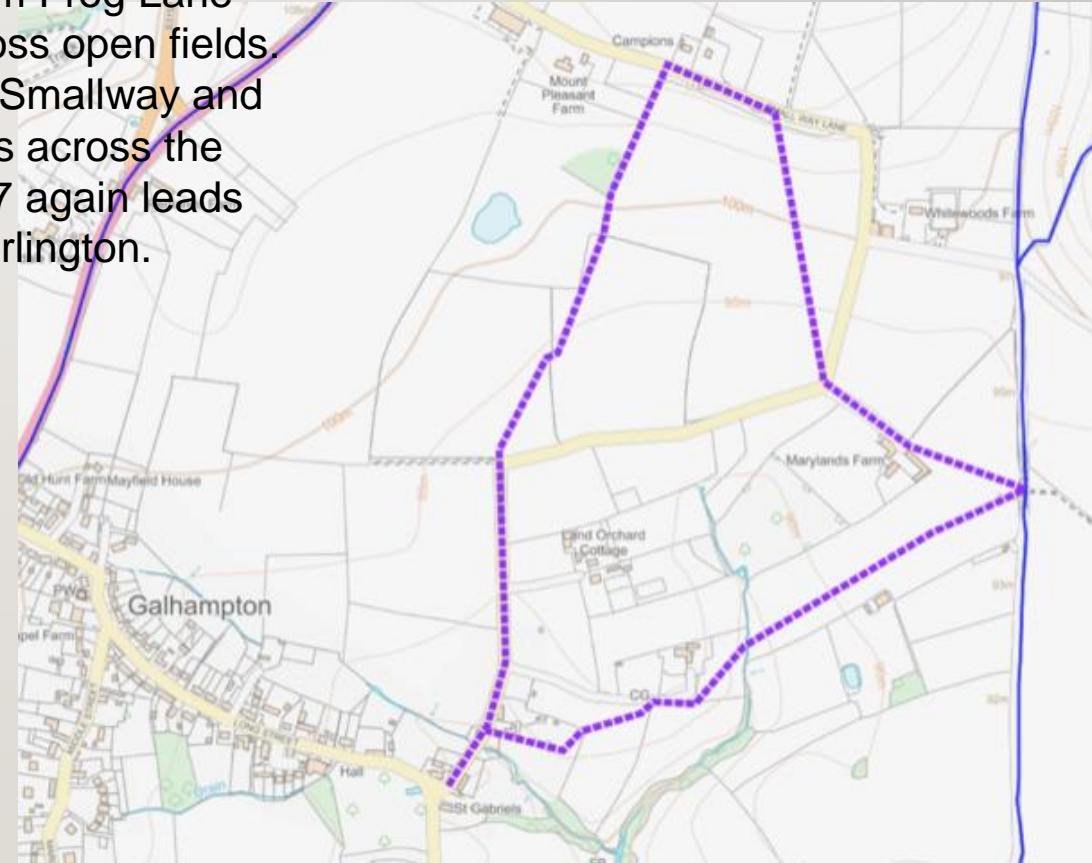






## W04 Frog Lane and Smallway Lane

Paths off Frog lane to east, west and north meet with networks of other paths, which are very popular with residents of Galhampton. Directly to the north of Galhampton, accessed from Frog Lane on WN19/7, paths criss-cross open fields. To the north, paths lead to Smallway and thence on to other Parishes across the A359. To the east WN19/27 again leads to other paths and so to Yarlington.







## W05 North Cadbury to Yarlington



Connecting the two villages and following the River Cam from an ancient stone bridge in North Cadbury to its source in Yarlington at a medieval, ecclesiastical site of meat (fish) ponds, now largely swampy ground.

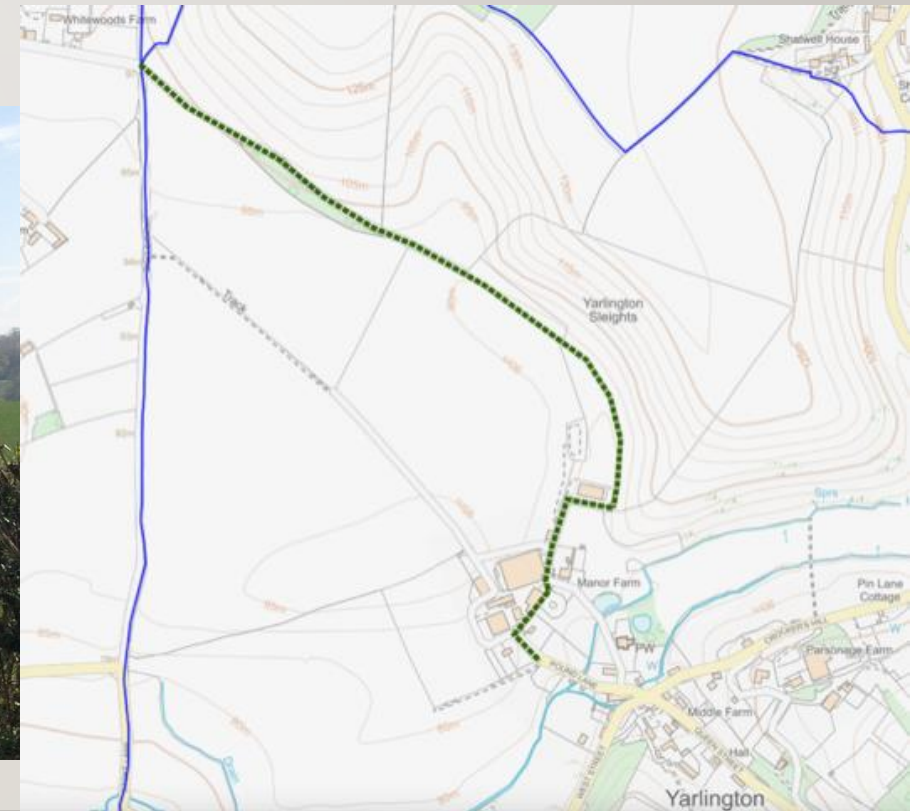






## W06 Yarlington Sleights

This path WN31/10 can be accessed from the network of paths to the east of Galhampton and leads to the centre of Yarlington, by the Church. It is a very attractive walk especially in Spring where the way passes through a snowdrop and later, a bluebell wood. It is a very old track, hedged and opening onto farmland at the eastern end. The Sleights are the hills which form the backdrop to the walk.







## W07 Manor Farm to Yarlington

This runs from Manor Farm to the track from the end of WN19/81 where it meets the land behind Camelot Cottage, Woolston (to the site of the onetime fruit farm) to Lower Woolston and then via footpath WN31/7 to Lodge Hill, Yarlington. It is a good walk along a hedged path with views to higher ground on either side, east and west.







# Heritage and Character Assessment

- In the 2020 household survey, people told us their main concerns about new buildings. The number one design concern was that new building would not be in keeping with the character of the area.
- Whilst there is a relatively recent and comprehensive study of the character of the North Cadbury Conservation Area (which covers much of the village), there has been no similar studies for the other areas.
- We commissioned an historic buildings expert to provide us with some guidance of the main characteristics of each of our settlements (North Cadbury, Galhampton, Yarlington and Woolston) in turn. We plan to use this material to help inform future designs – so that when we talk about ‘local character’, we can point to this guidance.
- *On the website you can read **The Full Heritage Report** and the section about where you live, and tell us if you think it captures the key essence of local character for your place.*

*What do you think?*







## ONE LAST THING

We hope you can appreciate that there has been a lot of work going on, to collate the evidence of what the draft Neighbourhood Plan could or should say.

*Over the page is a  
questionnaire*

*Please take the time to complete it and encourage your neighbours and friends to respond too – the more answers, the more the plan will accurately reflect the thoughts of the community.*



**Thank You**  
**From the Neighbourhood Plan Working Group**

*If you have any questions, please contact us on:  
Email: [info@northcadburyneighbourhoodplan.org.uk](mailto:info@northcadburyneighbourhoodplan.org.uk)  
Andy Keys Toyer on 01963 441657  
Richard Rundle on 01963 440088*







# Options Consultation Questionnaire Autumn 2020



Environment



Housing



Business &  
Employment



Heritage



Transport



Community  
Services & Facilities

We hope to have a draft plan ready for you to comment on by the end of the year.

However, ***before*** we can get to that stage, we need feedback from everyone living in the parish on key issues, so if you would like to comment on some of the emerging ideas, here is your chance.

The link below takes you to a short questionnaire

We have tried to keep it simple by using tick boxes, and you can add comments where you feel it is important to explain some of your points.

Click Here to open the questionnaire

